Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 761 Fleming Avenue Subdivsion

Lead Agency: City of San Jose | Contact Person: Charlotte Yuen

Mailing Address: 200 E. Santa Clara Street, 3rd Floor Tower | Phone: 408.535.5658

City: San Jose | Zip: 95113-1905 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: San Jose

Cross Streets: Fleming Avenue and Townsquare Drive | Zip Code: 95127

Longitude/Latitude (degrees, minutes and seconds): 37 ° 22 ′ 05.41 ″ N / 121 ° 48 ′ 32.33 ″ W Total Acres: 2.08

Assessor's Parcel No.: 601-29-009 | Section: 41 | Twp.: 6S | Range: 1E | Base:

Within 2 Miles: State Hwy #: I-680 | Waterways: Penitencia Creek, Babb Creek, Miguelita Creek

Airports: San Jose Mineta International Airport | Railways: VTA orange line | Schools: See attachment

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☒ Annexation
☐ General Plan Amendment ☐ Master Plan ☒ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 9 Acres 2.08
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☒ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☐ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

The project site is an unincorporated parcel subject to the R-1-8 zoning district and is designated Residential Neighborhood in the Envision San José 2040 General Plan

Project Description: *(please use a separate page if necessary)*

The proposed project would include the prezoning of the currently unincorporated approximately 2.08 acre property at 761 Fleming Avenue to the R-1-8 zoning district and the annexation of the parcel into the City of San José to facilitate subdivision of the site into nine separate residential lots. One single-family home would be constructed on each subdivided lot except for lot 4, which already includes an existing residence to be retained, for a total of nine houses on the project site. The new lots would range from approximately 6,015 square feet to 22,571 square feet. No accessory dwelling units (ADUs) are currently proposed but would be allowed in the future at the discretion of each property owner subject to applicable regulations. The project would include the extension of Townsquare Drive as a public street that terminates in a cul-de-sac to provide access to the proposed lots 5 through 9. The existing, unnamed private street that connects to Fleming Avenue would extend as a continuation of Townsquare Drive to the proposed cul-de-sac and provide access to lots 1-4, with the private street connecting to Fleming Avenue, and continuing to provide access to Fleming Avenue for the several adjacent existing residences that currently rely on the existing driveway for street access.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	X Regional WQCB # 2
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 19th, 2026 Ending Date November 18th, 2026

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates
Address: 1871 The Alameda, Suite 200
City/State/Zip: San Jose, CA 95126
Contact: Desiree Dei Rossi
Phone: 510.902.5853

Applicant: VIAM Fleming Partners LLC
Address: 2189 Monterey Road
City/State/Zip: San Jose, CA 95125
Phone: 408.887.2782

Signature of Lead Agency Representative: Charlotte Yuen Digitally signed by Charlotte Yuen Date: 2026.10.16 14:46:28 -07'00' **Date:** 10/16/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Schools within two miles:

Horace Cureton

Lyndale

James Lick

Joseph George

Mount Pleasant

Linda Vista

Bright Little Minds

St John Vianney

Millard McCOllam

William Sheppard

Ben Painter